

## Dock, Joel

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**From:** Ford, Will F  
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A Cincinnati-based senior housing developer plans to construct an apartment complex on several acres of vacant land in Southwest Louisville near Doss High School.

Episcopal Retirement Services filed plans this week with Louisville Metro Planning & Design Services to rezone a little under an acre of land on St. Andrews Church Road from R-4 to R-6 to allow for a new affordable senior-housing development.

The project, which would house between 40 and 43 garden-style apartment units, would be built on about 3.2 acres at 7717, 7721 and 7727 St. Andrews Church Road, said Kathy Ison-Lind, vice president of affordable housing and in-home services for ERS. Most of the land is already re-zoned R-6 for apartment uses.

The land is owned by the George E. Koppel Jr. Revocable Trust and the Eula C. Koppel Revocable Trust, Jefferson County property records show.

Ison-Lind said the senior housing development would be restricted to low-income residents aged 55 and older and would be spread across 10 buildings. The income level restriction has not been finalized, she said, nor has the monthly lease rates.

However, she said the company's senior living complex in Lexington, named Trent Village, has an income restriction of \$28,500 for a single person.

The complex, which does not yet have a name, would house a large community room for resident gatherings as well as an outdoor gazebo with grills and greenspace.

"That's essential to every one of our communities," she said, adding that a social worker will be assigned to the complex and the company will provide bus service to take seniors to the grocery store and other needed stops if they don't have their own means of transportation.

"We also take them to fun places that they want or need to go," she said.

Ison-Lind said ERS has not finalized the construction costs or total square footage of the complex, noting that the project hinges on approval for a state tax credit that will be part of the financing package.

“And it’s extremely competitive,” she said of the program, noting ERS recently received a tax credit for a 48-unit senior housing complex in Florence, Ky.

Founded in 1951, ERS provides an array of senior-focused housing and medical services, including rehab and long-term care, assisted living and personal care, premium memory support services for those living with Alzheimer's disease or dementia and skilled nursing services.

The company has an assortment of affordable senior-living complexes in Ohio, Indiana and Kentucky, several of which are in the Cincinnati area. The company also has what it calls “premium senior housing” complexes that includes the Deupree House in Hyde Park, Ohio, and Marjorie P. Lee in Cincinnati.

This won't be the company's first facility in Louisville, as it operates the longstanding Episcopal Church Home at 7504 Westport Road, where it offers independent living alongside memory and personal care, long-term rehabilitation and skilled nursing services.

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